

128.A

0003

0010.A

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

724,900 / 724,900

USE VALUE:

724,900 / 724,900

ASSESSED:

724,900 / 724,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
15		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #: A

Owner 1:	COLEY JOHN D
Owner 2:	COLEY REBEKAH LEVINE
Owner 3:	

Street 1: 15 WALNUT ST-UNIT A

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ:

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CACCAVARO DEV GROUP -

Owner 2: -

Street 1: 15 WALNUT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1920, having primarily Aluminum Exterior and 2390 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7449																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	724,900			724,900		
							240543
							GIS Ref
							GIS Ref
							Insp Date
							09/13/18

Total Card / Total Parcel
724,900 / 724,900
724,900 / 724,900
724,900 / 724,900

Entered Lot Size	Total Land:	Land Unit Type:

!14705!

PRINTDate Time
12/11/20 04:31:27**LAST REV**Date Time
09/13/18 15:21:16

danam

14705

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CACCAVARO DEV G	38013-31		2/14/2003		462,000	No	No		
CACCAVARO DEV G	36745-210		10/18/2002	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2015	1161	Redo Kit	32,740	8/24/2015				Remodel kitchen an
1/4/2011	7	Manual	18,000					OFFICE TO 3/4BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 8 - Condo TnHs.				Full Bath: 1	Rating: Very Good											Undisplayed Areas: GLA: 2390	
Sty Ht: 3 - 3 Story				A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath: 1	Rating: Very Good												
Prime Wall: 3 - Aluminum				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color:				A Kits:	Rating:												
View / Desir: N - NONE				Fapl: 1	Rating: Very Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: B- - Good (-)				CONDOS INFORMATION													
Year Blt: 1920	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict: G12	Fact: .			Floor: M - Multi-Level													
Const Mod:				% Own: 33.333328247													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	15. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:		1	9	4					
Sec Int Wall:	%			Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:	%			Total:	15.3 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 245.00				Heating:									
Bsmnt Gar:				Size Adj.: 0.75104606				General:									
Electric: 3 - Typical				Const Adj.: 1.01989794				Totals		1	9	4					
Insulation: 2 - Typical				Adj \$ / SQ: 187.668													
Int vs Ext: S				Other Features: 60337													
Heat Fuel: 2 - Gas				Grade Factor: 1.21													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.38999999													
# Heat Sys:				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 855855													
% Com Wall	% Sprinkled:			Depreciation: 130946													
				Depreciated Total: 724909													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 128.A-0003-0010.A																	
More: N				Total Yard Items:				Total Special Features:				Total:					